LOT 9
ESMT PT OR 1124/1931
WOODLAND FOREST #1 PB 6/292

BRADDOCK MORGAN/DUKE JOSHUA
54174 DEERFIELD COUNTRY CLB RD
CALLAHAN, FL 32011

2025

37-1N-25-2375-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

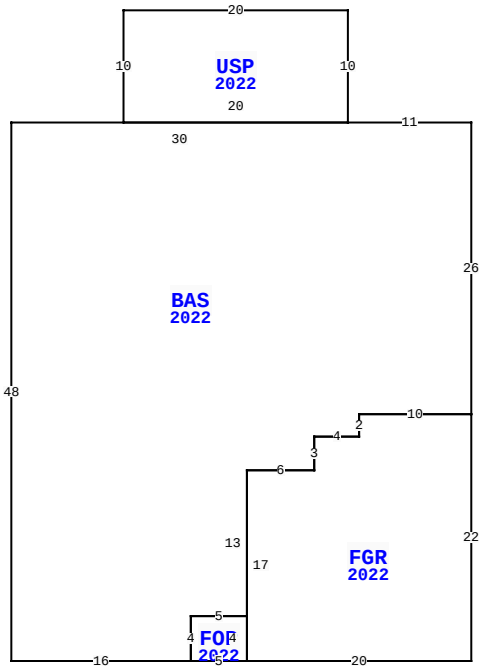
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	2022	1,546	225,133
FGR	402	55	2022	221	32,183
FOP	20	30	2022	6	874
USP	200	30	2022	60	8,737
TOTALS	2,168			1,833	266,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,833	112.0000	147.84	270,991	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1546 HX Base Yr 2023



54174 DEERFIELD COUNTRY CLUB RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,926
TOTAL MARKET OB/XF VALUE		3,849
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		320,775
SOH/AGL Deduction		10,576
ASSESSED VALUE		310,199
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		204,477
TOTAL JUST VALUE		320,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008950	CO ISSUED	0	02/09/2022
21013167	NEW CONSTR	253,931	09/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/780	3/26/2025	WD	Q	I	01	389,000
GRANTOR: WEAVER PATSY						
GRANTEE: BRADDOCK MORGAN						
2531/0270	1/10/2022	QC	U	V	11	100
GRANTOR: WEAVER PATSY						
GRANTEE: WEAVER PATSY & CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 USP=[YR=2022] N10 W20 S10 E20$ W30 S48 E16 FOP=[YR=2022] E5 FGR=[YR=2022] E20 N22 W10 S2 W4 S3 W6 S17$ N4 W5 S4$ N4 E5 N13 E6 N3 E4 N2 E10 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	972.00	SF	4.00	4.00	100	2022	2022	3	99	3,849	

LAND DESCRIPTION

TOTAL OB/XF 3,849

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS